

WHAT IS THE GENERAL PLAN?

The General Plan is the adopted land use policy for directing the present and future physical development of San Jose. It is the City's assessment of the amount, type, and phasing of development needed to achieve its social, economic, and environmental goals. The current General Plan, San Jose 2020, was adopted in 1994. It is a comprehensive plan that identifies the City's major objectives to the year 2020. The General Plan also includes the Land Use/Transportation Diagram which depicts land use designations within San Jose's Sphere of Influence.

WHY AMEND THE GENERAL PLAN?

The City of San Jose amends the General Plan four (4) times a year, in the Winter, Spring, Summer, and Fall. The majority of General Plan Amendments are initiated to allow a change in land use for future development that is not permitted by a property's existing land use designation. The General Plan is also amended to update or modify existing goals and policies of the City.

HOW ARE THEY EVALUATED?

The primary criteria that are used to assess the appropriateness of General Plan amendment requests are compatibility with surrounding land uses, and the proposed amendment's consistency with the goals, policies, and major strategies identified in the General Plan.

Land use changes proposed by General Plan amendments are evaluated individually, and cumulatively, for their potential impact on City

Service goals and policies. Transportation, sewer, police, fire, park, and library services must be considered in addition to other relevant goals and policies.

WHAT ARE THE MAJOR STRATEGIES?

The seven major strategies that provide the basis for all the goals and policies considered in the review process are listed below:

**Economic Development
Growth Management
Downtown Revitalization
Urban Conservation/Preservation
The Greenline (open space preservation)
Housing
Sustainable City**

WHO INITIATES REQUESTS FOR AMENDMENTS?

Anyone can request a General Plan Amendment if they wish to pay fees and go through the public hearing process.

WHAT IS THE PROCESS?

The entire process is depicted on the back cover of this brochure. Some key aspects are described below.

Application: The deadline for Amendment requests requiring an Environmental Impact Review (EIR) is approximately 8 months prior to the targeted GP hearing. Since the General Plan is amended four (4) times a year, there are four (4) application deadlines. The dates for the application deadlines are determined at the beginning of each year. Amendment requests can be filed at any time before those deadlines.

Environmental Review: The California Environmental Quality Act (CEQA) requires that General Plan amendments undergo environmental review. Therefore, an Application for Environmental Clearance must be submitted with each General Plan amendment application. Early filing of General Plan amendments may require an EIR is strongly recommended so that the environmental review can be completed prior to the desired hearing. An Amendment request cannot be approved by the City Council without environmental certification.

Community Meetings: General Plan amendments proposed are presented for public discussion at Community Meetings, held for each hearing cycle at locations throughout the City.

In addition, the community can be kept informed about the status of amendments on the Department web-site, www.sanjoseca.gov/planning

Public Hearings: Amendment requests are first heard by the Planning Commission. Their recommendations are then forwarded to the City Council, which conducts yet another series of public hearings, before making a final decision.

WHO MAKES THE DECISIONS?

The City Council makes the final determination on whether an amendment is approved or denied. Amendments may also be continued for consideration in next year's Annual Review.

If you have any additional questions, please contact us at 535-3555. We will be happy to assist you.

THE GENERAL PLAN AMENDMENT PROCESS



Para mas informacion,
por favor llame (408) 535-3555

For more information
call (408) 535-3555

**CITY OF
SAN JOSE**
CAPITAL OF SILICON VALLEY

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The General Plan Amendment Process



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